

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, November 15, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, B. Ryan
Members absent: M. Beal,
Alternates present: F. Loxsom, K. Rawn, V. Stearns
Staff Present: Gregory J. Padick, Director of Planning, Curt Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:01 p.m. and appointed Loxsom in Beal's absence.

Minutes:

11-1-10 - Hall MOVED, Plante seconded, to approve the 11/1/10 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Zoning Agent's Report:

Noted.

In response to an inquiry from Pociask, Hirsch related that recent work on the stage portion of the Paideia project on Dog Lane had been authorized but that plans for the exhibit hall have still not been submitted. Plante noted that Hirsch had done a good job monitoring and enforcing signage requirements on the recent election day.

New Business:

- 1. New Application to Amend Zoning Regulations, Article VII, Section M.2.n (mixed-use projects in the PB-2 Zone) and Article VIII, Section A (footnote #19 of Schedule of Dimensional Requirements) Storrs Center Alliance, LLC and Mansfield Downtown Partnership Inc., Applicants, File #1246-5**
Ryan MOVED, Holt seconded, to receive the application of Storrs Center Alliance and the Mansfield Downtown Partnership, Inc, to amend Article VII, Section M.2.n and Article VIII, Section A, of the Zoning Regulations (File #1246-5), regarding mixed use projects in the Planned Business-2 Zone and maximum height provisions in the Planned Business-2 Zone, as submitted to the Commission, to refer it to staff and the Town Attorney for review and comment, and to set a public hearing for December 6, 2010. MOTION PASSED UNANIMOUSLY.

Old Business:

- 1. Storrs Center Update**
Padick briefly summarized his 11/9/10 memo and an associated update regarding various elements of the Storrs Center project.
- 2. Draft Revisions to the Subdivision Regulations**
Padick reviewed with the Commission a number of new revisions to the draft Subdivision Regulations. He related that the Commission needs to decide whether the draft is ready for public hearing. After discussing the proposed revisions, a number of issues and concerns were raised and it was determined that some additional modifications should be incorporated before bringing the draft to public hearing. Padick agreed to work on these modifications for consideration by the Regulatory Review Committee at its meeting on December 1.

It was agreed that additional provisions will be added to the first paragraph of section 5.2 to clarify that the first two design steps are recommended for all subdivisions and not just for those where the regulations require mandatory submissions. In addition, provisions will be added to ensure that the Commission is made aware of all potential subdivisions going through the initial design steps. Furthermore, the draft regulations will incorporate wording to clarify that any recommendations from staff

or advisory committees given to prospective subdivision applicants will not be binding on the Commission when it makes a decision. The PZC will continue as it does now, to render its final judgment after all applicable approval criteria have been met. In response to a question from Pociask, Padick related that upon adoption of new regulations, the Commission could revisit the fee schedule and, as deemed appropriate, fees could be added for the new pre-application submittal provisions. The fee schedule is subject to Town Council approval under ordinance authority. It was agreed to review this regulatory issue at the December 6th meeting.

3. Request to authorize overhead utility lines over a conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177

Favretti noted that Padick had been contacted by a CL&P representative and that further consideration of this issue has been delayed until sometime next year. Therefore, this item will be removed from the agenda until a new request is submitted.

Reports of Officers and Committees:

It was noted that the next Regulatory Review Committee meeting has been scheduled for 12/1/10 at 1:15 pm. Favretti raised the possibility of cancelling the PZC's regular meeting scheduled for December 20th. Members indicated support for taking this action but decided to delay a decision on cancellation until December 6th.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary